



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TROWBRIDGE.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

**PRESENT:** CHAIRMAN GLENN TROWBRIDGE, MEMBERS STEVEN EVANS, RICHARD TRUESDELL, BYRON GOYNES, LEO DAVENPORT, DAVID STEINMAN AND SAM DUNNAM

**STAFF PRESENT:** MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., MARIO SUAREZ – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, VICTOR BALANOS – PUBLIC WORKS, JAMES LEWIS – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: March 9, 2006**

**SUBJECT:**

Approval of the minutes of the January 26, 2006 and February 9, 2006 Planning Commission Meeting

**MOTION:**

**GOYNES - APPROVED – UNANIMOUS**

**MINUTES:**

COMMISSIONER TRUESDELL queried DEPUTY CITY ATTORNEY JAMES LEWIS with regards to the January 26, 2006 minutes, requesting clarification pertaining to abstentions and members not voting. As to whether or not commissioners are required to vote for a new chairman, DEPUTY CITY ATTORNEY LEWIS explained that there is no legal requirement for commissioners to vote for or against the election of a new chairman.

(6:02)

**1-65**

**MOTION:**

**EVANS – Motion to HOLD IN ABEYANCE Item 3 [TMP-11447] and Item 31 [SDR-11497] to the 03/23/2006 Planning Commission Meeting; Item 28 [RQR-11344] and Item 29 [SDR-11390] to the 04/13/2006 Planning Commission Meeting; TABLE Item 33 [SDR-10497]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SDR-10863] and Item 34 [SUP-10815] - UNANIMOUS**

**NOTE: COMMISSIONER TRUESDELL stated he would vote on the abeyance of Item 29 [SDR-11390], but when it returns before the Commissioners, he would abstain since he has an interest in the transaction.**

**MINUTES:**

DOUG RANKIN, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance or tabled. Letters are on file for each of the requests.

Item 3 [TMP-11447]  
Item 28 [RQR-11344]  
Item 29 [SDR-11390]  
Item 31 [SDR-11497]  
Item 32 [SDR-10863]

Abeyance to 3/23/2006 Planning Commission Meeting  
Abeyance to 4/13/2006 Planning Commission Meeting  
Abeyance to 4/13/2006 Planning Commission Meeting  
Abeyance to 3/23/2006 Planning Commission Meeting  
WITHDRAWN WITHOUT PREJUDICE

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
DISCUSSION ITEMS

**MINUTES – Continued:**

Item 33 [SDR-10497]

TABLED

Item 34 [SUP-10815]

WITHDRAWN WITHOUT PREJUDICE

DOUG RANKIN, Planning and Development Department, gave a brief explanation for the reason for the abeyances and stated letters had been received for each request.

The applicant requested to hold in abeyance Item 3 [TMP-11447] in order to revise their map to conform to the new Cliffs Edge development standards, mainly regarding walls, and staff supported that request.

The applicant requested to hold in abeyance Item 28 [RQR-11344] in order to accompany a site development review scheduled for the 04/13/2006 Planning Commission Meeting and staff supported that request.

The applicant requested to hold in abeyance Item 29 [SDR-11390] in order to revise their plan and provide additional parking and staff supported that request.

The applicant requested to hold in abeyance Item 31 [SDR-11497] in order to address some of staff's concerns, but staff recommended the item be heard. DAVID TURNER, 1210 Hinsin Street, appeared on behalf of the applicant and explained the request to hold in abeyance was in order to provide the Commission with a new site plan that provided more parking. COMMISSIONER GOYNES questioned the applicant if this property is deed restricted. MR. TURNER did not have that information, but promised to provide it. MARGO WHEELER, Director of Planning and Development Department, stated staff could support the applicant's request after hearing the applicant's justification.

The applicant requested to withdraw without prejudice Item 32 [SDR-10863] as they are still revising their plan and have not made decisions regarding their action at this time.

The applicant requested to table Item 33 [SDR-10497] as they continue to work with their eastern neighbor and staff supported that request.

The applicant requested to withdraw without prejudice Item 34 [SUP-10815] as a result of the neighborhood meeting where the applicant discovered the use was unacceptable to the neighbors and staff supported that request.

(6:06 – 6:10)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

**CHAIRMAN TROWBRIDGE announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN TROWBRIDGE read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

**CHAIRMAN TROWBRIDGE noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**TMP-11311 - TENTATIVE MAP - NORTH BUFFALO BUSINESS CENTRE - APPLICANT: LOCHSA ENGINEERING - OWNER: NORTH BUFFALO BUSINESS CENTRE LLC** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 1.93 acres adjacent to the northeast corner of Buffalo Drive and Buckskin Avenue (APN 138-10-301-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) Zone, Ward 4 (Brown).

**P.C. FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**STEINMAN –Motion to HOLD IN ABEYANCE – UNANIMOUS**

**To be held in abeyance to the 03/23/2006 Planning Commission meeting**

**MINUTES:**

CHAIRMAN TROWBRIDGE opened the Public Hearing by the reading of the item.

DOUG RANKIN, Planning and Development Department, stated staff has no concerns regarding this application and recommended approval.

TED EGERTON, 6345 South Jones Boulevard, appeared on behalf of the applicant, concurred with staff's recommendation and conditions, and respectfully requested approval.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 1 – TMP-11311

**MINUTES - Continued:**

COMMISSIONER STEINMAN explained that his request to pull this item from the Consent Agenda related to concerns raised by COUNCILMAN BROWN at a previous City Council meeting. COUNCILMAN BROWN had suggested that an attempt be made by the applicant to replace any existing wall on the proposed development so as not to create the concern about filling gaps between two adjacent walls. The applicant agreed to wait on pulling the building permits until this situation is resolved. COMMISSIONER STEINMAN questioned the applicant's representative regarding the specific situation, and the applicant informed the Commissioners he did not have that information. COMMISSIONER STEINMAN suggested this item be held for two weeks in order to resolve that situation, and the applicant agreed.

In response to COMMISSIONER EVANS inquiry, MARGO WHEELER, Director of Planning and Development Department, confirmed that request could be accommodated.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:15 – 6:18)

**1-455**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**TMP-11400 - TENTATIVE MAP - CITIBANK TENTATIVE MAP - APPLICANT: CIVILWORKS, INC - OWNER: CITIBANK NEVADA NATIONAL ASSOCIATION -**  
Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 11.38 acres at the northwest corner of Lake North Drive and Lake Sahara Drive (APN 163-08-501-004), C-1 (Limited Commercial), Ward 2 (Wolfson).

**P.C. FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS**

**This is Final Action**

**MINUTES:**

There was no discussion.

(6:14 – 6:15)  
**1-415**

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2)



PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 2 – TMP-11400

**CONDITIONS - Continued:**

years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

Public Works

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards.
6. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 2 – TMP-11400

**CONDITIONS - Continued:**

7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
  - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
  - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits.
9. Any new development within the limits of the proposed mapping will require a new Drainage Study for this site.
10. Site development to comply with all applicable conditions of approval for Z-54-84 and all other subsequent site-related actions.
11. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☒ **CONSENT** ☐ **DISCUSSION**

**SUBJECT:**

**TMP-11447 - TENTATIVE MAP - EMERSON - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: WARMINGTON CLIFFS EDGE ASSOCIATES, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A 220 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.9 acres adjacent to the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone, Ward 6 (Ross).

**P.C. FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after Final Agenda – Abeyance request from KKBR&F submitted by Doug Rankin

**MOTION:**

**EVANS – Motion to HOLD IN ABEYANCE Item 3 [TMP-11447] and Item 31 [SDR-11497] to the 03/23/2006 Planning Commission Meeting; Item 28 [RQR-11344] and Item 29 [SDR-11390] to the 04/13/2006 Planning Commission Meeting; TABLE Item 33 [SDR-10497]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SDR-10863] and Item 34 [SUP-10815] - UNANIMOUS**

**MINUTES:**

DOUG RANKIN, Planning and Development Department, indicated that the applicant requested to hold in abeyance Item 3 [TMP-11447] in order to revise their map to conform to the new Cliffs Edge development standards, mainly regarding walls, and staff supported that request.

(6:06 – 6:10)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAC-11418 - VACATION - PUBLIC HEARING - APPLICANT: LOCHSA ENGINEERING - OWNER: COUNTY OF CLARK** - Petition to Vacate a Public Right of Way generally located west of the intersection of Martin Luther King Boulevard and Carey Avenue, Ward 5 (Weekly).

**SET DATE: 03/15/06 C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] - UNANIMOUS

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the reading of the items.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 4 – VAC-11418

**MINUTES – Continued:**

There was no representation present for any of the items.

CHAIRMAN TROWBRIDGE closed the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the taking of a motion.

(6:18 – 6:25)

**1-564**

**CONDITIONS:**

1. The limits of this Petition of Vacation shall be described as a triangular section of right-of-way located on the south side of Carey Avenue, approximately 253 feet west of Martin L. King Boulevard. The final geometric design of the dedicated right turn lane, and thus the final bounds of the area vacated shall meet the approval of the City Traffic Engineer.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**MSP-11131 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: RAPID CASH/SPEEDY, INC. - OWNER: PRINCIPAL INVESTMENTS, LLC. - Request for a Master Sign Plan FOR AN EXISTING COMMERCIAL DEVELOPMENT on 0.47 acres located at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).**

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED subject to conditions Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] - UNANIMOUS**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 5 – MSP-11131

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the reading of the items.

There was no representation present for any of the items.

CHAIRMAN TROWBRIDGE closed the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the taking of a motion.

(6:18 – 6:25)

**1-564**

**CONDITIONS:**

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 01/06/06, except as amended by conditions herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. Any temporary signage must have proper temporary signage permits prior to installation.
4. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

5. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.
6. Site development to comply with all applicable conditions of approval for SDR-3766, the approved Traffic Impact Analysis, and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-11363 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAMPART PHD, LLC** - Request for a Variance TO ALLOW TWO PROPOSED MONUMENT SIGNS WITH A ZERO FOOT SETBACK FROM THE PROPERTY LINE WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED on 2.44 acres at 2100 North Rampart Boulevard (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 4 (Brown).

**P.C. FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions and amending Condition 3 as read for the record as follows:

3. Site development to comply with all applicable conditions of approval for the Summerlin Village 2 (Commercial Center) and all other subsequent site-related actions, indicating compliance in writing.

– UNANIMOUS

**This is Final Action**

**NOTE: COMMISSIONER TRUESDELL** disclosed that he sits on the Board of Trustees for the Meadows School which is located within the notice area, but did not see any economic impact upon the school and would vote on this item



PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 6 – VAR-11363

**MINUTES:**

CHAIRMAN TROWBRIDGE opened the Public Hearing by the reading of the item.

DOUG RANKIN, Planning and Development Department, explained that because there is a 25-foot wide amenity zone with a sidewalk between the property line and the adjacent street, staff found that the proposed signs would not adversely impact the appearance of the streetscape and recommended approval.

PHILLIP DAVIS, PHD Properties, agreed with staff's conditions and recommendation and respectfully requested approval.

MR. RANKIN explained this item was moved from the One Motion/One Vote portion of the agenda because a protest had been made against it.

COMMISSIONER TRUESDELL requested verification that this application is in compliance with or approved by the Summerlin Master Development organization. MR. DAVIS stated verification had been submitted so MARGO WHEELER, Director of Planning and Development, amended Condition 3 to require written compliance in the event staff was not able to locate the verification the applicant stated had been submitted.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:25 – 6:30)

**1-775**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

Public Works

2. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.
3. Site development to comply with all applicable conditions of approval for the Summerlin Village 2 (Commercial Center) and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-11387 - VARIANCE - PUBLIC HEARING – APPLICANT/OWNER: PN II INC. -**  
Request for a Variance TO ALLOW ZERO FEET OF OPEN SPACE WHERE 55,364 SQUARE FEET IS REQUIRED on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and North Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003) R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**NOTE: COMMISSIONER GOYNES disclosed that he lives in the notice area, but was not affected in any way and would vote on this matter.**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE opened the Public Hearing by the reading of the item.

DOUG RANKIN, Planning and Development Department, explained the site development plan approved by the City Council had been revised to increase the lots fronting Jones Boulevard

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 7 – VAR-11387

**MINUTES – Continued:**

which eliminated the proposed open space and led to the need for this variance. Staff recommended approval.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant with BOB GENZER, Genzer Consulting. She agreed with staff's conditions, and respectfully requested approval.

COMMISSIONER DAVENPORT observed that while the perimeter lots sizes had been increased, the interior lots sizes had decreased which increased the density overall.

ATTORNEY LAZOVICH explained this variance was the result of the compromises made at during the City Council meeting, specifically COUNCILMAN ROSS'S request to increase the perimeter lot sizes. MR. GENZER added that the Commissioners had approved 83 lots and the City Council had approved the reduced number of 77 lots. MR. GENZER agreed with COMMISSIONER DAVENPORT'S observation that the site plan with 83 lots had the required amount of open space, but explained that open space had been lost as a result of increasing the perimeter lot sizes as requested by the City Council.

MARGO WHEELER, Director of Planning and Development Department, clarified that a site plan with 83 lots had been approved by the Commissioners. A subsequent site plan with 77 lots and no open space had been approved by the City Council with the condition that a variance seeking no open space would have to be approved by the Commissioners.

CHAIRMAN TROWBRIDGE noted that the developer would be required to contribute \$221,456 to the Las Vegas Parks Systems Capital Improvement Fund and restricted for use in the parks that would service this area.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:30 – 6:37)

**1-939**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-9093), and Site Development Plan Review (SDR-9095).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 7 – VAR-11387

**CONDITIONS – Continued:**

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution To Whom It May Concern: the City of Las Vegas Parks CIP Fund in the amount of [Square Feet of Open Space waived (55,364 SF) x \$4.00 = \$221,456] to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAC-11388 – VACATION - PUBLIC HEARING – APPLICANT/OWNER: PN II INC. -**  
Petition to Vacate public rights of way and drainage easements generally located west of the intersection of North Jones Boulevard and Iron Mountain Road and east of the intersection of Maggie Avenue and Maverick Street, Ward 6 (Ross).

**SET DATE: 03/15/06 C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] - UNANIMOUS

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 8 – VAC-11388

**MINUTES - Continued**

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the reading of the items.

There was no discussion.

CHAIRMAN TROWBRIDGE closed the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the taking of a motion.

(6:18 – 6:25)

**1-564**

**CONDITIONS:**

1. The limits of this Petition of Vacation shall be defined as the southern 10 feet of Iron Mountain Road extending from the west side of Jones Boulevard, including the spandrel area, approximately 873.49 feet (per Assessor's Parcel Map); Maggie Avenue including the cul-de-sac bulb between Assessor Parcel #'s 125-11-503-002 and 125-11-507-002; And a Public Drainage Easement located at the end of the Maggie Avenue cul-de-sac bulb and extending south to Brent Lane.
2. This Petition of Vacation shall be revised to retain a 25-foot radius at the southwest corner of Jones Boulevard and Iron Mountain Road. Should there be any portion of the radius that cannot be retained with this vacation, then the Final Map shall dedicate those portions of the radius.
3. A vacation application must be approved by the Clark County Commission for the southern portion of Maggie Avenue adjacent to parcel 125-11-507-001, such Vacation shall record concurrently with this Order of Vacation; if either Order of Vacation cannot record or does not record then neither Order of Vacation shall record.
4. The Order of Vacation shall record immediately prior to recordation of a Final Map providing legal access to all parcels which will lose legal access through recordation of this Order of Vacation. If the Final Map cannot be recorded for any reason, this Petition of Vacation shall not be recorded.
5. All public improvements, if any, adjacent to and in conflict with this vacation application

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 8 – VAC-11388

**CONDITIONS – Continued:**

are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met, provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City Departments.
9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public street light and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
10. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-11293 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: CITY OF LAS VEGAS - Request for a Special Use Permit FOR AN EXISTING 84-FOOT TALL WIRELESS COMMUNICATIONS FACILITY, STEALTH DESIGN at 2801 West Oakey Boulevard (APN 162-05-701-001), C-V (Civic) Zone, Ward 1 (Tarkanian).**

**C.C.: 04/05/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED subject to conditions Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] - UNANIMOUS**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.



PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 9 – SUP-11293

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the reading of the items.

There was no discussion.

CHAIRMAN TROWBRIDGE closed the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the taking of a motion.

(6:18 – 6:25)

**1-564**

**CONDITIONS:**

Planning and Development

1. Conformance to the site plan and elevations date stamped 01/27/06, except as amended herein. The height of the monopole shall not exceed 84 feet and the proposed antennas shall be mounted on the monopole no higher than a centerline height of 60 feet.
2. The existing antennas shall be painted to match the color of the existing “fronds,” and the proposed antennas shall be painted to match “bark” color.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
5. Any abandoned or unused antenna tower and the associated components of such facility shall be removed within six months after operations at the site cease.
6. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-11425 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CABANA FOOD MARKET - OWNER: OWENS STAR LLC** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 200 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE at 3965 East Owens Avenue, Suite 110 (APN 140-30-102-006), N-S (Neighborhood Services) under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

**C.C.: 04/05/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**1**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] - UNANIMOUS

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 10 – SUP-11425

**MINUTES – Continued:**

item removed from this part of the Agenda.

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the reading of the items.

There was no discussion.

CHAIRMAN TROWBRIDGE closed the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the taking of a motion.

(6:18 – 6:25)

**1-564**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Financial Institution, Specified use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. A waiver of the minimum 200 foot separation requirement from a residential use is hereby granted.
4. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**RQR-11336 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA LIMITED PARTERSHIP** - Required Two-Year Review of an approved Special Use Permit (SUP-3061) FOR A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**C.C.: 04/05/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] - UNANIMOUS

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 11 – RQR-11336

**MINUTES – Continued:**

item removed from this part of the Agenda.

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the reading of the items.

There was no discussion.

CHAIRMAN TROWBRIDGE closed the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the taking of a motion.

(6:18 – 6:25)

**1-564**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. All of the supporting structure shall be repainted to match the existing pole cover, as required by the Planning and Development Department, within 30 days of final approval by the City of Las Vegas. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 11 – RQR-11336

**CONDITIONS – Continued:**

not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City of Las Vegas, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

6. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SNC-11345 - STREET NAME CHANGE - PUBLIC HEARING -**  
**APPLICANT/OWNER: D.R. HORTON** - Request for a Street Name Change FROM: LOVERS KNOT COURT TO: ALPINE VALLEY COURT; FROM: HANKY PANKY STREET TO: HEAVENLY RIDGE STREET; FROM: WILD THING COURT TO: SIERRA TAHOE COURT; FROM: KISSES AVENUE TO: DONNER HILLS AVENUE; FROM: ALMOST HEAVEN STREET TO: TAHOE SKIES STREET; FROM: ERICAS EDEN STREET TO: KIRKWOOD CLIFFS STREET; FROM: SHADY LADY COURT TO: ROYAL GORGE COURT; FROM: CHRISTINAS COVE AVENUE TO: TELLURIDE TERRACE; FROM: MOOSES COURT TO: WARNER CANYON COURT; FROM: SOUTHERN COMFORT AVENUE TO: ANTHONY LAKES AVENUE; FROM: SWEET DREAMS COURT TO: STEVENS PASS COURT; FROM: TURBYS TREEHOUSE PLACE TO: DAVIS LAKE PLACE; FROM: SQUIRELLS NEST STREET TO: BLUEWOOD TERRACE; FROM: APPLES EYE STREET TO: BACHELOR POINTE STREET; FROM: HOLLOW STREET TO: WHITE PASS STREET; FROM: ALL SEASONS STREET TO: SNOW SUMMIT STREET; FROM: ALMAMEDA AVENUE TO: ALAMEDA AVENUE; FROM: CHESTNUT SWEET STREET TO: POWDER MOUNTAIN STREET; FROM: CANITO STREET TO: BIG SKY RIDGE STREET, between Moccasin Road, Durango Road, Log Cabin Way and Buffalo Drive, Ward 6 (Ross).

**SET DATE: 03/15/06 C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 12 – SNC-11345

**MOTION – Continued:**

[VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] - UNANIMOUS

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the reading of the items.

There was no discussion.

CHAIRMAN TROWBRIDGE closed the Public Hearing for Item 4 [VAC-11418], Item 5 [MSP-11131], Item 8 [VAC-11388], Item 9 [SUP-11293], Item 10 [SUP-11425], Item 11 [RQR-11336] and Item 12 [SNC-11345] by the taking of a motion.

(6:18 – 6:25)

**1-564**

**CONDITIONS:**

**Public Works**

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-11423 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST AUTO WORLD, LTD., LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,053 SQUARE FOOT ADDITION [INCLUDING AN AUTO REPAIR GARAGE (MINOR) AND SERVICE BAYS] TO AN EXISTING AUTOMOBILE DEALERSHIP on 11.50 acres at 5850 Centennial Center Boulevard (APN 125-27-301-007), T-C (Town Center) Zone, Ward 6 (Ross).**

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Planning Commission – Protest by Marilyn Prall Living Trust

**MOTION:**

**DUNNAM – APPROVED subject to conditions and adding the condition as read for the record as follows:**

- The existing tent located in the northern portion of the property shall be removed within seven days from the date of final approval.
- UNANIMOUS

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that staff's only concern is that

PLANNING COMMISSION MEETING OF JANUARY 12, 2006  
Planning and Development Department  
Item 13 – SDR-11423

**MINUTES – Continued:**

the service bays are oriented toward the public right-of-way but are screened from view by a six-foot block wall and are located 290 feet from this right-of-way. Because they are blocked from view of Centennial Center Boulevard and will not cause a visual blight in the area, staff recommended approval.

MICHAEL SCARINGI, 5850 Centennial Center Boulevard, appeared on behalf of the applicant and explained that this application is to allow expansion of the shop operations. He agreed with staff conditions and respectfully requested approval.

COMMISSIONER DUNNAM confirmed that no additional driveways were included in this expansion. Upon further inquiry from COMMISSIONER DUNNAM, MR. RANKIN confirmed that a previous application to place a tent on the site had been denied. COMMISSIONER TRUESDELL suggested that this application be held until the investigation regarding the tent's status is completed. MARGO WHEELER, Director of Planning and Development Department, informed the Commissioners that it is within their discretion to hold the item, but Code Enforcement is a separate entity capable of addressing this situation.

MR. SCARINGI confirmed for COMMISSIONER GOYNES that a tent does exist on the northern portion of the property, but promised to take the tent down in seven days, as requested by COMMISSIONER DUNNAM so as not to delay this application.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:37 – 6:41)

**1-1199**

**CONDITIONS:**

Planning and Development

1. Conformance to the three Site Development Plan Reviews approved for the current auto dealership [Z-0076-98(25); SDR-3645; SDR-4820] except where amended herein.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 01/21/06, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 13 – SDR-11423

**CONDITIONS – Continued:**

4. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any additional sign permits.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 13 – SDR-11423

**CONDITIONS – Continued:**

13. Site development to comply with all applicable conditions of approval for Z-76-98(25) and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ROC-11341 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: BECKER & SONS** - Request for a Review of Condition Numbers 4, 6 and 7 of an approved Plot Plan Review [Z-0042-84(4)] TO ELIMINATE THE REQUIREMENT TO PROVIDE LANDSCAPE PLANTERS ALONG BOTH STREET FRONTAGES AND WITHIN THE INTERIOR OF THE PARKING AREA; AND TO THE MODIFY THE CONDITION RELATED TO DRIVEWAY WIDTHS OF AN EXISTING COMMERCIAL CENTER at 1960-1990 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Verbatim Transcript

**MOTION:**

**TRUESDELL – APPROVED subject to conditions – Motion carried with DUNNAM voting NO**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

NOTE: Subsequent to the Final Minutes, a Verbatim Transcript was incorporated.

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

CITY ATTORNEY BRAD JERBIC appeared on behalf of the City of Las Vegas and explained the City is currently in litigation over the settlement of the condemnation of this property and

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 14 – ROC-11341

**MINUTES - Continued:**

also the consequences of this property as a result of the reduction of parking spaces. CITY ATTORNEY JERBIC stated that whatever number of parking spaces were lost as a result of the road widening project that number would be permanent, regardless of whatever use was placed on the site now or in the future.

ATTORNEY JOHN NETZORG, appeared on behalf of Becker & Sons, 2810 West Charleston Boulevard, Suite 81, and concurred with CITY ATTORNEY JERBIC'S statements. He added that the loss of the landscaping planters will also be permanent.

CHAIRMAN TROWBRIDGE requested clarification regarding the landscaping issue. CITY ATTORNEY JERBIC responded that a small amount of landscaping was lost during the expansion of the intersection of Rainbow Boulevard and Lake Mead Boulevard; therefore, the loss of parking spaces and landscaping will be permanently gone as a result.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:10 – 6:14)

**1-288**

**CONDITIONS:**

Planning and Development

1. Condition Numbers 4, 6 and 7 of Plot Plan Review Z-0042-84(4) shall be deleted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ZON-11498 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PALISADES 6300 W. LAKE MEAD, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 13.65 acres at 6300 West Lake Mead Boulevard (APN 138-23-601-002), Ward 6 (Ross).**

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**1**

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Planning Commission – Approval letter by Candace Wise

**MOTION:**

**STEINMAN – APPROVED subject to conditions - UNANIMOUS with TRUESDELL abstaining as the applicant is represented by the firm that employs his daughter**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 15 [ZON-11498] and Item 16 [SDR-11502] by the reading of the items.

MARIO SUAREZ, Deputy Director of Planning and Development Department, explained that the proposed rezoning is supported by staff as it is consistent with the current land use designation. Regarding the site plan review, staff recommended denial as the site is deficient ten parking spaces.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 15 – ZON-11498

**MINUTES - Continued:**

ATTORNEY PATRICK SHEEHAN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He explained that the applicant would be willing to submit a second map which utilizes an existing tennis court to accommodate ten additional parking spaces, and he also agreed to adding staff's recommended number of trees. Considering the amount of landscape buffer, ATTORNEY SHEEHAN agreed that the property was deficient, but noted it is a minimal amount and was mitigated by the large amount of available open space and the large size of the property.

In response to COMMISSIONER GOYNES' inquiry, ATTORNEY SHEEHAN informed the Commissioners that while he had no definite time frame, the owner wanted to put this project on the market while the market was still hot. ATTORNEY SHEEHAN agreed with COMMISSIONER GOYNES' recommendation that if this project is not converted to condominiums within the time frame of this approval, the applicant would be willing to upgrade the property to current Code requirements.

In response to COMMISSIONER EVANS' questions regarding assisting residents affected by this condominium conversion, ATTORNEY SHEEHAN explained that State law requires that each resident is offered the opportunity to purchase their unit for the lowest priced offered. In his experience with similar projects, the owners usually offer the units with incentives to the residents in order to avoid the costs associated with marketing and realtors. ATTORNEY SHEEHAN estimated the price point to be approximately \$160 a square foot.

In response to COMMISSIONER DAVENPORT'S and COMMISSIONER EVANS' inquiries, MARGO WHEELER, Director of Planning and Development Department, stated staff would support the site plan with the condition that corrected the number of required trees from 22 to 44 and also adding the condition that parking shall meet Code requirements.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:41 – 6:50)

**1-1357**

**CONDITIONS:**

Planning and Development

1. A Site Development Plan Review (SDR-11502) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.



PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 15 – ZON-11498

**CONDITIONS - Continued:**

Public Works

2. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
6. Site development to comply with all applicable conditions of approval for Z-49-75 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-11502 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-11498 - PUBLIC HEARING - APPLICANT/OWNER: PALISADES 6300 W. LAKE MEAD, LLC**  
- Request for a Site Development Plan Review FOR THE CONVERSION OF A 280 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 13.65 acres at 6300 West Lake Mead Boulevard (APN 138-23-601-002), C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential), Ward 6 (Ross)].

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**STEINMAN – APPROVED** subject to conditions and amending Condition 4 as read for the record as follows:

4. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the addition of twenty-two 24-inch box Mondel Pine and twenty-two 24-inch box Valley Oak to be located throughout the site.

And adding the condition:

- Parking shall meet code requirements.
- UNANIMOUS with TRUESEDELL abstaining as the applicant is represented by the firm that employs his daughter

To be heard by the City Council on 04/05/2006

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 16 – SDR-11502

**MINUTES:**

NOTE: See Item 15 [ZON-11498] for all related discussion.

(6:41 – 6:50)

**1-1357**

**CONDITIONS:**

Planning and Development

1. A Rezoning (ZON-11498) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 03/01/06, except as amended by conditions herein.
4. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the addition of twelve 24-inch box Mondel Pine and twelve 24-inch box Valley Oak to be located throughout the site.
5. Prior to the issuance of a Final Map, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a Final Map. The landscape plan shall include irrigation specifications.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 16 – SDR-11502

**CONDITIONS – Continued:**

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Any remodeling or construction work in conjunction with the conversion of the apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work.
14. The conversion from Apartments to Condominiums shall require the payment of additional sewer connection fees. The additional connection fees shall be paid prior to the recordation of the Final Map. Proof of payment shall be required upon submittal of the Final Map.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. All units, as well as the common ownership facilities, shall be brought into compliance with all applicable state and local building, housing, mechanical and fire codes adopted for use by the city at the time of original construction.
17. Each dwelling unit shall be served by gas and/or electric services completely within the lot lines or ownership space of each separate unit. No common gas or electrical connection or service shall be allowed. Easements for gas and/or electric lines shall be provided in the common ownership area where lateral service connections shall take place. Each dwelling unit shall be separately metered for gas and/or electricity, and individual power boards for electrical current shall be provided, even if served by an equitable sharing agreement. A plan for equitable sharing of communal water metering and other shared utilities including

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 16 – SDR-11502

**CONDITIONS – Continued:**

gas and/or electric shall be included in the covenants, conditions and restrictions.

18. All new on-site and off-site minor utilities except switch boxes, transformer boxes and cap banks across property frontage shall be underground.
19. The applicant shall provide a building and grounds condition report prepared by a licensed civil engineer or licensed architect to the Planning and Development Department for review and approval upon application for Tentative Map approval. This report shall contain an evaluation of the structural condition of each building in the project, and an evaluation of the condition of all site features such as parking areas, accessory buildings, landscaped areas, driveways, sidewalks, carports, any amenities, fences and utility systems. A copy of the report shall be provided to all prospective buyers.
20. Upon application for a Tentative Map, the application shall provide proof that a notice of intent to convert has been delivered to each tenant as required by Nevada Revised Statutes. The applicant is further responsible for providing each tenant with notice of any and all future public hearings held regarding the conversion or mapping process.

Public Works

21. The entrances to this site may not be gated unless a queing analysis is submitted to and approved by the City Traffic Engineer. If gating is proposed, now or in the future, the entrance shall be designed and re-constructed in accordance with Standard Drawing #222A.
22. Add a note to the Final Map stating that “All areas not occupied by a building are Public Drainage Easements to be Privately Maintained by the Homeowner’s Association”.
23. Site development to comply with all applicable conditions of approval for ZON-11498 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-11416 - VARIANCE - PUBLIC HEARING - APPLICANT: IGNACIO GONZALES - OWNER: ASIF JAH** - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE EIGHT SPACES ARE REQUIRED FOR A PROPOSED RETAIL USE at 1340 East Sahara (APN 162-02-410-096), N-S (Neighborhood Services) Zone, Ward 3 (Reese).

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – DENIED – UNANIMOUS**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 17 [VAR-11416] and Item 18 [VAR-11494] with the reading of the items.

MARIO SUAREZ, Deputy Director of Planning and Development Department, explained these applications are both self-imposed hardships as the applicant is proposing a use which is too intense for the subject site without presenting evidence of unique or extraordinary circumstances and staff recommended denial.

IGNACIO GONZALES, Ignacio Gonzales Architects, 2516 Ocean Front Drive, appeared with

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 17 – VAR-11416

**MINUTES – Continued:**

the owner, ASIF JAH. He explained that MR. JAH has been unable to lease the property and is now attempting to utilize the space as a smoke shop. MR. GONZALES described the needs of a smoke shop as being different from those of a convenience store or similar use, explaining a smoke shop will not need eight parking spaces and will not produce a large amount of trash. He pointed out the shortness of the site which made it impossible to meet the trash enclosure setback requirement.

COMMISSIONER EVANS expressed concern regarding the ability of vehicles to enter and exit the parking area onto busy Sahara Avenue traffic. Considering the traffic volume related to a successful smoke shop and the problematic nature of the commercial uses already in place, he stated that this use might not be appropriate for this area. MR. GONZALES stated that the smoke shop would be intended for neighborhood use, as a neighborhood service, and acknowledged that traffic was too heavy to allow easy flow of vehicles through the site. When MR. JAH reiterated that this smoke shop was intended primarily for neighborhood use, COMMISSIONER EVANS expressed concern that this store would be selling drug paraphernalia like similar stores in the area.

In response to COMMISSIONER EVANS' inquiries, MR. SUAREZ stated the application was to allow the trash enclosure to abut the adjacent residential property and that no protests had been received. MR. JAH explained he had not received written approval from his neighbor, but pointed out notice had been posted on the property for two weeks and he had not received any protests. MR. GONZALES explained the proposed site was to the far rear of the property, away from the front of the neighboring residential property.

In response to COMMISSIONER STEINMAN'S suggestion for an alternative location for the trash enclosure, MR. GONZALES stated that location was not feasible and he preferred the proposed location. Regarding COMMISSIONER STEINMAN'S inquiry concerning staff's recommendation for denial, MR. SUAREZ explained staff had made suggestions regarding parking location, but the property's size limitations could not enable the applicant to address all of staff's concerns and so staff recommended denial.

COMMISSIONER TRUESDELL requested clarification regarding a photograph provided in the backup materials. MR. GONZALEZ and MR. JAH explained the vehicles depicted in the photograph are illegally parked and described the correct proposed parking. COMMISSIONER TRUESDELL was not satisfied with MR. JAH'S statement that this business would not generate large amounts of trash. COMMISSIONER TRUESDELL observed that MR. JAH was

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 17 – VAR-11416

**MINUTES – Continued:**

attempting to lease his property, but did not feel this proposal is the solution for this site.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 17 [VAR-11416] and Item 18 [VAR-11494].

(6:50 – 7:05)  
**1-1690**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-11494 – VARIANCE RELATED TO VAR-11416 - PUBLIC HEARING - APPLICANT: IGNACIO GONZALES - OWNER: ASIF JAH - Request for a Variance TO ALLOW A TRASH ENCLOSURE ZERO FEET FROM A RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED at 1340 East Sahara Avenue (APN 162-02-410-096), N-S (Neighborhood Services) Zone, Ward 3 (Reese).**

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESEL – DENIED – UNANIMOUS**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

**NOTE:** See Item 17 [VAR-11416] for all related discussion.

(6:50 – 7:05)

**1-1690**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-11408 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW ZERO PARKING SPACES WHERE FIVE SPACES IS THE MINIMUM NUMBER REQUIRED FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.17 acres at 8148-8208 Turbys Treehouse Place (APNs 125-04-112-080 through 083), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

**C.C.: 04/05/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DUNNAM – APPROVED subject to conditions – Motion carried with STEINMAN and TRUESDELL voting NO**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 19 [VAR-11408] and Item 20 [SUP-11407] by the reading of the items.

DOUG RANKIN, Planning and Development Department, explained Title 19 defines a parking area as a paved area. While the applicant is proposing to provide five parking spaces on “chat,” a chemically treated surface, the proposed chat parking fails to meet the definition of a paved

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 19 – VAR-11408

**MINUTES – Continued:**

parking area and staff recommended denial of both related applications.

ELISABET WADSWORTH, 6845 Escondido Street, appeared on behalf of the applicant, D.R. HORTON, explained the reason the applicant was requesting the use of chat was the sales office is very temporary and chat is more environmentally friendly than asphalt.

COMMISSIONER STEINMAN observed that the Commissioners had been very consistent in requiring paved parking when presented with similar applications from this applicant and stated he would not support this request.

COMMISSIONER EVANS concurred with COMMISSIONER STEINMAN'S observation, but questioned if D.R. HORTON is the only developer seeking this type of parking. He stated that the consensus was that chat is more environmentally friendly, but expressed concern about dust. MR. RANKIN stated staff is unaware of similar applications by other developers and expressed staff's belief that D.R. HORTON is the only applicant requesting the use of chat at this time. In response to further questioning by COMMISSIONER EVANS, MR. RANKIN explained that proposals for paved parking are approved administratively and not presented to the Commissioners.

COMMISSIONER DUNNAM stated his support, explaining that chat is environmentally friendly and cost-effective and only for use in a temporary parking lot, pointing out that if chat were intended for permanent use, he would not support it.

COMMISSIONER EVANS questioned if chat was being researched in order to include it as a possible paving surface for temporary parking lots by the Code. In response, CHAIRMAN TROWBRIDGE stated during his tenure with Clark County Parks and Recreation, he had built acres and acres of chat driveways, walkways, jogging trails, and parking lots. The only requirement Clark County had regarding chat was to water it occasionally, in accordance with the Clark County Health District's Dust Abatement Program.

In response to COMMISSIONER TRUESDELL'S question regarding Clark County allowing chat to be used for parking lots, MS. WADSWORTH explained Clark County does not require paved lots for temporary sales facilities. COMMISSIONER TRUESDELL noted that chat has many advantages, but until the building industry changes the Code to permit chat, he cannot support this application because he is still concerned about dust.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 19 – VAR-11408

**MINUTES – Continued:**

In response to COMMISSIONER EVANS' question regarding Americans with Disabilities Act (ADA) compliance, MS. WADSWORTH explained the area surrounding the handicap parking area would be paved and is ADA compliant.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 19 [VAR-11408] and Item 20 [SUP-11407].

(7:05 – 7:14)

**1-2304**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-11407).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-11407 - SPECIAL USE PERMIT RELATED TO VAR-11408 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE AND A WAIVER OF THE REQUIRED PAVED PARKING on 1.17 acres at 8148-8208 Turbys Treehouse Place (APNs 125-04-112-080 through 083), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).**

**C.C.: 04/05/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DUNNAM – APPROVED subject to conditions – Motion carried with STEINMAN and TRUESDELL voting NO**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

NOTE: See Item 19 [VAR-11408] for all related discussion.

(7:05 – 7:14)

**1-2304**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Temporary Real

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 20 – SUP-11407

**CONDITIONS – Continued:**

Estate Sales Office use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-11408).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.
6. Site development to comply with all applicable conditions of approval for the Log Cabin Ranch Unit 3 subdivision and all other applicable site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ROC-11009 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: SEAN S. FAYEGHI - OWNER: BEHFA, LLC** - Request for a Review of Condition Number 3 of an approved Site Development Plan Review [Z-0054-84(2)] TO REMOVE THE CONDITION THAT THE TRASH ENCLOSURE BE LOCATED AWAY FROM THE RESIDENTIAL AREA on 2.00 acres at 2902-2934 Lake East Drive (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

**P.C. FINAL ACTION (Unless Appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letter of support from Glenview Landing Townhomes Association submitted by Sean Fayeghi

**MOTION:**

**STEINMAN – APPROVED subject to conditions – Motion carried with TRUESDELL voting NO**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE opened the Public Hearing for Item 21 [ROC-11009] and Item 22 [VAR-11008] by the reading of the items.

DOUG RANKIN, Planning and Development Department, explained Title 19 requires the trash

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 21 – ROC-11009

**MINUTES – Continued:**

enclosure to be located 50 feet from any residential property and this application is a request to relocate the trash enclosure at the property line. He noted that the proposed location is adjacent to a guest parking lot for the subdivision south of the subject, but staff cannot make findings for approve and recommended denial on both applications.

SEAN FAYEGHI, 5925 Robert Townsend Road, explained this application is being sought in order to accommodate his neighbors and at their recommendation. While MR. FAYEGHI acknowledged the trash enclosure would be at the residential property line, he pointed out the closed residential unit would be over 60 feet away.

WILLIAM WOLF, 3017 Misty Harbor, appeared in support of these applications on behalf of the residents of the Glenview Landing Townhomes Association. He described the current trash enclosure location as problematic for the residents and expressed their strong support for moving it to the proposed location.

COMMISSIONER STEINMAN observed that a home not previously affected by the current trash enclosure would be deeply affected by its new location and requested clarification regarding the distance the proposed trash enclosure would be from residential units. MR. WOLF explained there is no house adjacent to the proposed trash enclosure and the new site abuts a parking lot. MR. FAYEGHI clarified the closest residential unit is 60 feet away from the proposed trash enclosure. COMMISSIONER STEINMAN further observed that moving the trash enclosure was simply moving an existing problem from one area to another and that the noise from the garbage trucks was not going to go away.

COMMISSIONER EVANS stated his inclination to support the applicant if staff could show that the proposed site is 60 feet from residential units which is an increase from the 50 feet required by the Code. MR. RANKIN explained staff did note the proposed site is adjacent to a parking lot, but since it is still zoned residential, staff could not support the applications. MR. RANKIN stated he had not calculated the exact distance the existing trash enclosure currently is from residential units, but reminded the Commissioners it was 50 feet from the property line. COMMISSIONER EVANS noted that the neighboring Homeowners Associations expressed their supported and suggested following their recommendations. COMMISSIONER STEINMAN concurred with COMMISSIONER EVANS, but added that the current trash enclosure is a disgrace and was clearly part of the neighbors' motivation to support its relocation.



PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 21 – ROC-11009

**MINUTES – Continued:**

COMMISSIONER DAVENPORT suggested the residents contact Code Enforcement if the trash enclosure remains an unsightly nuisance.

COMMISSIONER TRUESDELL suggested that the applicant bring the existing trash enclosure up to Code which would resolve many of the residents' current concerns. He pointed out that the trash pickup times and its inherent noise would not change. MR. WOLF stated moving the trash enclosure would relieve the adjacent neighbors from the mice and insect infestation they currently face to which COMMISSIONER TRUESDELL replied that was evidence that the trash enclosure was being poorly maintained. To simply move the trash enclosure would not remedy the situation.

COMMISSIONER STEINMAN suggested a condition requiring the removal of the existing trash enclosure. Mr. FAYEGHI and MARGO WHEELER, Director of Planning and Development Department, agreed to adding the suggested condition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 21 [ROC-11009] and Item 22 [VAR-11008].

(7:14 – 7:29)  
**1-2737**

**CONDITIONS:**

Planning and Development

1. Condition Number 3 of a Site Development Plan Review [Z-0054-84(2)] shall be deleted.
2. Conformance to all other conditions of approval for Site Development Plan Review [Z-0054-84(2)].

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-11008 – VARIANCE RELATED TO ROC-11009 - PUBLIC HEARING - APPLICANT/OWNER: BEHFA, LLC - Request for a Variance TO ALLOW A TRASH ENCLOSURE ZERO FEET FROM A RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED at 2902-2934 Lake East Drive (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).**

**P.C. FINAL ACTION (Unless Appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**1**

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Letter of support from Glenview Landing Townhomes Association submitted by Sean Fayeghi for Items 21 and 22 filed under Item 21

**MOTION:**

**STEINMAN – APPROVED subject to conditions and adding Condition 3 as read for the record as follows:**

3. Existing trash enclosure shall be removed entirely within 30 days of Council action of this matter.

**- Motion carried with TRUESELLE voting NO**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

**NOTE: See Item 21 [ROC-11009] for all related discussion.**

**(7:14 – 7:29)**

**1-2737**

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 22 – VAR-11008

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review [Z-0054-84(2)].
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-11412 - VARIANCE - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: PN II, INC. - Request for a Variance TO ALLOW A 12 FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.1 acres at 8941 Briar Bay Drive (APN 125-10-115-057), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross).**

**P.C. FINAL ACTION (Unless Appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DUNNAM – APPROVED subject to conditions – Motion carried with DAVENPORT voting NO**

**This is Final Action**

**MINUTES:**

COMMISSIONER TROWBRIDGE declared the Public Hearing open for Item 23 [VAR-11412] and Item 24 [VAR-11417] by the reading of the items.

MARIO SUAREZ, Deputy Director of Planning and Development Department, explained these applications are to reduce the rear yard setbacks to allow the proposed models to be accommodated on the new subdivision, but staff recommended denial these variances as alternatives are available to the applicant and staff finds these applications to be self-imposed hardships.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 23 – VAR-11412

**MINUTES - Continued:**

SAMI ALHAYEK, Stantec Consulting, 7251 West Charleston Boulevard, and JOHN MORAN, 8345 Sunset Road, appeared on behalf of the applicant. MR. ALHAYEK explained that during the design process, the applicant discovered the addition of an access road was required for safety. He emphasized that the applicant's final parcel map has already been recorded by the Clark County Recorder and the property lines cannot be moved. MR. ALHAYEK pointed out that in both applications, the homes only encroach one corner of each lot as a result of having to accommodate the emergency access road. He respectfully requested approval.

COMMISSIONER DUNNAM stated he had examined the plans in depth and could not see a solution because the homes are limited to a certain alignment. COMMISSIONER DUNNAM received clarification from MR. MORAN that these homes are not under contract at this time.

COMMISSIONER TROWBRIDGE declared the Public Hearing closed for Item 23 [VAR-11412] and Item 24 [VAR-11417].

(7:29 – 7:37)

**1-3525**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review [Z-0075-91(13)].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-11417 - VARIANCE - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: PN II, INC.** - Request for a Variance TO ALLOW A FOUR FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.12 acres at 8949 Briar Bay Drive (APN 125-10-115-055), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross).

**P.C. FINAL ACTION (Unless Appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DUNNAM – APPROVED subject to conditions – Motion carried with DAVENPORT voting NO**

**This is Final Action**

**MINUTES:**

NOTE: See Item 23 [VAR-11412] for all related discussion.

(7:29 – 7:37)

**1-3525**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review [Z-0075-91(13)].

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 24 – VAR-11417

**CONDITIONS - Continued:**

2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-11456 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRADLEY G. TUBIN** - Request for a Variance TO ALLOW A PROPOSED SEVEN FOOT TALL FENCE IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.7 acres at 6437 El Campo Grande Avenue (APN 125-26-403-007), R-E (Residence Estates) Zone, Ward 6 (Ross).

**P.C. FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Petition of support with three signatures submitted by John Tadesko

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open by the reading of the item.

DOUG RANKIN, Planning and Development Department, noted this fence already exists, but stated staff could make no findings for approval as it is a self-imposed hardship and recommended approval.

JOHN TEDESKOE, 4006 China Cloud Drive, appeared on behalf of the applicant. He stated the



PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 25 – VAR-11456

**MINUTES - Continued:**

fence is not obtrusive and is in keeping with the architecture of the neighborhood. He also emphasized that the applicant's greatest concern was safety as the yard has a large and extensive water feature including two pools, two spas, a canal, and seven waterfalls, expressing the opinion that a four-foot fence would provide easy access to the yard for young children. MR. TEDESKOE stated the surrounding neighbors approved of the fence and had no problem with its height, taking the water feature into consideration.

COMMISSIONER STEINMAN observed that the City of Las Vegas requires a different kind of fence to surround a pool and this application is very different from a pool fence. MR. TEDESKOE confirmed the water feature is protected by another set of gates, but pointed out this application is to allow the exterior fence to match the interior fence.

COMMISSIONER EVANS confirmed that the applicant submitted letters of approval from the surrounding neighbors and stated his support for this application in light of that fact.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:37 – 7:42)

**2-203**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-11419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PRINCESS MASSAGE - OWNER: CHETAK DEVELOPMENT** - Request for a Special Use Permit FOR THE PROPOSED 1,200 SQUARE FOOT EXPANSION OF AN EXISTING MASSAGE ESTABLISHMENT WITH A WAIVER OF THE MINIMUM 1000 FOOT SEPARATION REQUIREMENT FROM THREE EXISTING MASSAGE ESTABLISHMENTS AND A WAIVER TO ALLOW THE BUSINESS TO BE OPEN 24 HOURS A DAY at 2212 and 2214 Paradise Road (APN 162-03-411-010 and 011), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**C.C.: 04/05/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Planning Commission – Protest by the Sahara Hotel & Casino

**MOTION:**

**EVANS – APPROVED subject to conditions – Motion carried with GOYNES voting NO and DAVENPORT abstaining as he owns property within the notice area and TRUEDELL abstaining as he owns the property of the application**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, stated that because of the

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 26 – SUP-11419

**MINUTES - Continued:**

expansion of the tenant space to the north, the hours of operation are required to abide by code. Staff would not support the request because it is inappropriate for the area and therefore would not support the waiver for the distance requirement for the application either.

ATTORNEY MATHEW DUSHOFF, Kolesar and Leatham, 3320 West Sahara, appeared on behalf of the applicant. He acknowledged staff's reason for denial but explained that the business's success warrants an expansion. ATTORNEY DUSHOFF noted that the massage parlor consists of licensed workers and although staff does not deem this service to be worthy for 24-hour service, there is a demand for professional massage services to fulfill alternate work schedules. ATTORNEY DUSHOFF noted that on April 7, 2004 the City Council approved the request for this establishment to operate 24 hours a day and now requests to expand this service. He pointed out that this establishment has never had any troubles with the police or the City.

ATTORNEY DUSHOFF confirmed for CHAIRMAN TROWBRIDGE that the business is currently operating 24 hours a day; therefore, granting the expansion without the same hours would allow only half of the business to operate 24 hours a day. MARGO WHEELER, Director of Planning and Development, clarified that if the request were denied, the business would need to be divided into two separate facilities and access between the two facilities would not be prohibited because of the conflicting hours of operation.

COMMISSIONER EVANS stated that when the original request to operate 24 hours received approval, there was not a distance variance in question. DOUG. RANKIN, Planning and Development, confirmed that at the time of the original application there were not any requirements for a Special Use Permit.

COMMISSIONER EVANS noted that there are three massage parlors near this business but ATTORNEY DUSHOFF argued that while there are other establishments in the area, the hours are conducive to many who work in the service industry that have alternate work shifts.

DOUGLAS WINGO, 7514 Longhorn Lodge, verified that the majority of those who visit his business work swing shift work schedules. MR. WINGO stated that his wife is at the place of business every morning and another person cares for the business in the late evening hours. Police officers have even referred clientele to the business because it is well maintained. CHAIRMAN TROWBRIDGE confirmed MR. WINGO'S statements were supported by staff's backup documentation.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 26 – SUP-11419

**MINUTES - Continued:**

COMMISSIONER GOYNES questioned if the current business meets parking requirements and MS. WHEELER responded that there is a Variance to accommodate any parking deficiency. COMMISSIONER GOYNES expressed concern about supporting the Variance because this approval might provoke other establishments to request a distance variance and saturation is already a concern.

COMMISSIONER EVANS stated he would support the application because it is an expansion of an existing business.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:42 – 7:58)

**2-362**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Massage Establishment use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0060-01) and Variance (V-0147-90).
3. A Waiver from the distance separation requirement that requires the use to be located greater than 1,000 feet from similar establishments is hereby granted.
4. A Waiver from the hours of operation is hereby granted to allow the business to be open for 24 hours.
5. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
6. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-11434 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEWI SUDJANA - OWNER: FONG & ASSOCIATES** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN A PROPOSED RESTAURANT AND A WAIVER OF THE 400 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A CHILD CARE FACILITY at 8540 West Lake Mead Boulevard (APN 138-20-521-008), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

**C.C.: 04/05/06 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED subject to conditions - UNANIMOUS**

**To be heard by the City Council on 04/05/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing by the reading of the item.

MARIO SUAREZ, Deputy Director of Planning and Development, stated that the request is for a beer and wine license for an existing restaurant. Staff recommended denial because the distance separation requirements cannot be met.

DEWI SUDJANA, 8540 West Lake Mead, appeared to request approval.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 27 – SUP-11434

**MINUTES - Continued:**

JOHN PALOWITZ, neighborhood resident, stated that the intersection of Lake Mead and Rampart Boulevard is saturated with restaurants and bars; therefore, he opposed the request.

COMMISSIONER EVANS questioned if the business is in existence and MARGO WHEELER, Director of Planning and Development, confirmed that the restaurant is a proposed restaurant. MR. SUAREZ stated that the reason this application is before the Commissioners is due to the close proximity of a school.

COMMISSIONER EVANS questioned the hours of operation and MS. SUDJANA stated the hours of operation would be 11 a.m. to 11 p.m. She confirmed that there would not be any gaming at the restaurant. CHAIRMAN TROWBRIDGE shared his familiarity with the area and stated that there is no direct access from the school's location to the subject property.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:58 – 8:02)

**2-859**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a beer/wine/cooler on-sale establishment use, except for the distance separation requirement from a child care facility.
2. Approval of a Waiver in the 400-foot separation requirement from a child care facility is hereby granted.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**RQR-11344 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING -**  
**APPLICANT: SENSATION SPAS OF NEVADA - OWNER: DAVID MADDOX -**  
Required One Year Review of an approved Special Use Permit (U-0052-02) WHICH  
ALLOWED AN OPEN AIR VENDING/TRANSIENT SALES LOT at 3320 North Rancho  
Drive (APN: 138-12-810-005), C-2 (General Commercial) Zone, Ward 6 (Ross).

**THE APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE 04/13/06 PC**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends ABEYANCE

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – Motion to HOLD IN ABEYANCE Item 3 [TMP-11447] and Item 31 [SDR-11497] to the 03/23/2006 Planning Commission Meeting; Item 28 [RQR-11344] and Item 29 [SDR-11390] to the 04/13/2006 Planning Commission Meeting; TABLE Item 33 [SDR-10497]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SDR-10863] and Item 34 [SUP-10815] - UNANIMOUS**

**MINUTES:**

DOUG RANKIN, Planning and Development Department, indicated that the applicant requested to hold in abeyance Item 28 [RQR-11344] in order to accompany a site development review scheduled for the 04/13/2006 Planning Commission Meeting and staff supported that request.

(6:06 – 6:10)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-11390 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MCDONALDS CORPORATION - OWNER: FRANCHISE REALTY INTERSTATE - Request for a Site Development Plan Review FOR A PROPOSED 5,258 SQUARE FOOT RESTAURANT WITH A DRIVE THROUGH on 1.15 acres adjacent to the southeast corner of Eastern Avenue and Owens Avenue (APNS 139-25-101-002, 003, 004, and 020), C-2 (General Commercial) Zone, Ward 5 (Weekly).**

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Planning Commission – Abeyance request by McDonalds USA

**MOTION:**

**EVANS – Motion to HOLD IN ABEYANCE Item 3 [TMP-11447] and Item 31 [SDR-11497] to the 03/23/2006 Planning Commission Meeting; Item 28 [RQR-11344] and Item 29 [SDR-11390] to the 04/13/2006 Planning Commission Meeting; TABLE Item 33 [SDR-10497]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SDR-10863] and Item 34 [SUP-10815] - UNANIMOUS**

**NOTE: COMMISSIONER TRUESDELL stated he would vote on the abeyance of Item 29 [SDR-11390], but when it returns before the Commissioners, he would abstain since he has an interest in the transaction.**

**MINUTES:**

DOUG RANKIN, Planning and Development Department, indicated that the applicant requested



PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 29 – SDR-11390

**MINUTES - Continued:**

to hold in abeyance Item 29 [SDR-11390] in order to revise their plan and provide additional parking and staff supported that request.

(6:06 – 6:10)

**1-124**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-11443 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC, LLC - Request for a Site Development Plan Review FOR AN EXISTING 285 SPACE PARKING LOT AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENT on 14.1 acres at 1725 North Rainbow Boulevard (APN 138-22-803-001), C-1 (Limited Commercial), Ward 6 (Ross).**

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESDALL – Motion to HOLD IN ABEYANCE – UNANIMOUS**

**To be held in abeyance to the 04/13/2006 Planning Commission meeting**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open by the reading of the item.

DOUG RANKIN, Planning and Development Department, recommended denial of the application because the project was constructed without the necessary approvals and, as the project stands, there are numerous waivers involved that affect landscape buffers, parking lot landscaping and parking lot light standards. MR. RANKIN noted that the approved parking lot has a site circulation problem around the billboard, but pointed out the applicant had verbally proposed a solution to correct that situation.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 30 – SDR-11443

**MINUTES - Continued:**

WINSTON HENDERSON, Architect, 1555 East Flamingo Road, appeared on behalf of the applicant. He commented that the construction of the parking lot without a permit was not intended to be deceitful but rather helpful. He noted that while the permitted parking lot exceeded the requirements, it could not accommodate the tremendous success of the new location; therefore, to avoid a potential safety issue, the owner took the initiative to add to the existing lot while awaiting approval of this application. MR. HENDERSON explained that the applicant did receive approval for underground work that is necessary to complete the additional parking lot, verifying the applicant's intent to construct accordingly.

COMMISSIONER GOYNES confirmed with MR. HENDERSON that all of the required inspections had been performed.

COMMISSIONER EVANS expressed disappointment for the lack of tact by the applicant to boldly construct a parking lot without permission and to do so in a deficient manner. MR. HENDERSON stated the applicant was aware of the process for gaining permission to construct a parking lot, but had constructed the parking lot in an attempt to resolve an immediate dangerous situation. MR. HENDERSON also pointed out that every waiver the applicant was requesting were the same as the waivers that had been previously been approved for the original parking lot.

COMMISSIONER TRUESDELL emphasized that the original parking lot had been approved by the Planning Commission before it was constructed. MR. HENDERSON stated that he did not encourage his client to build without obtaining the proper permits. COMMISSIONER TRUESDELL expressed his difficulty in understanding why the applicant proceeded to construct a parking lot with blatant disregard for the process. He further expressed concern with the applicant's apparent assumption that if a parking lot is already in existence, the Commissioners will simply approve it. COMMISSIONER TRUESDELL observed that the applicant's extended parking lot did not increase the parking lot's overall safety because of its many inherent problems. He could not agree with the applicant's contention that this parking lot is the solution to a immediate dangerous situation.

MARGO WHEELER, Director of Planning and Development Department, clarified this application is only for a waiver of the landscape requirements and no other waivers could be approved at this time. After further clarification by MARIO SUAREZ, Deputy Director of Planning and Development Department, MS. WHEELER explained that if this application were approved by the Commissioners, then staff could approve the other waivers administratively.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 30 – SDR-11443

**MINUTES - Continued:**

However, if the Commissioners wish to act upon any waivers not included in this application but still related, it was within their authority to do so.

In response to CHAIRMAN TROWBRIDGE'S inquiries, MR. RANKIN explained the applicant had submitted an amended site plan that corrected the drive aisle around the existing billboard, but, regardless, it still constituted a significant hazard. MR. RANKIN also added the parking lot is landscape deficient in regards to the types of trees provided along US 95 which staff clarified in a condition of approval.

COMMISSIONER DUNNAM admired the applicant's boldness in building a parking lot that had not been approved by the Commissioners and stated he could only support this application if the applicant would agree to work with staff to add landscape islands which exceed code requirements by 125 percent and 36-inch box trees.

CHAIRMAN TROWBRIDGE expressed concern about the height of the existing lights and the resulting light pollution by noting the current lights are not adequately shielded. MR. RANKIN referenced a condition of approval which would require the applicant to provide light shielding regardless of the height of the light poles.

COMMISSIONER DAVENPORT received confirmation from MR. HENDERSON that the original parking lot had obtained waivers to permit the taller light poles. MR. HENDERSON expressed the applicant's willingness to remedy the situation, but requested the Commissioners take into account that the applicant's request is intended for the safety of its customers.

CHAIRMAN TROWBRIDGE stated that in his many years of experience with Clark County's Parks and Recreation Department, this was the first time anyone has ever stated that trees are a safety hazard. MR. HENDERSON pointed out the overwhelming success of the fitness club was a testament to the incredible need for the additional parking lot.

COMMISSIONER TRUESDELL observed the subject property is bordered by vacant land not included in this application and that the applicant could repeat this process of building a parking lot without permits. MR. HENDERSON stated he felt the applicant had seen the error of its ways.

COMMISSIONER STEINMAN expressed disappointment that the applicant had acted in such defiance of City regulations and stated the applicant should be held to all Code requirements. He

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 30 – SDR-11443

**MINUTES - Continued:**

expressed doubt that the billboard situation could be adequately resolved and strongly recommended that the applicant be cited for the other two illegal signs. He stated he could not support this application because it was done illegally and improperly. MR. HENDERSON reiterated that entire parking lot is completely filled during peak business hours.

In response to COMMISSIONER EVANS' inquiry, MS. WHEELER stated the Commissioners could require full compliance with all code requirements by deleting the conditions allowing waivers that were part of this application and amending other conditions to their satisfaction.

COMMISSIONER TRUESDELL attempted to craft a motion that satisfied or exceeded Code requirements, but MR. HENDERSON stated he could not agree to the amended conditions without conferring with his client after MS. WHEELER described in detail each amended condition.

DEPUTY CITY ATTORNEY JAMES LEWIS stated the applicant's representative had the authority to make the client's representations, and if the City of Las Vegas obtains those representations, the applicant could not dispute the City's action. Therefore, the applicant's representative had to state his agreement to the amended conditions in order for the City to enforce them.

COMMISSIONER EVANS' expressed his support for a motion to hold this item if the applicant's representative could not agree with the amended conditions. DEPUTY CITY ATTORNEY LEWIS suggested MR. HENDERSON return with his client in order to obtain the applicant's acceptance.

In response to MR. HENDERSON'S request for a denial in order to have this item heard by the City Council, COMMISSIONER TRUESDELL stated he could not support this application without addressing these issues. He strongly suggested the illegal parking lot be fenced off while these issues are being addressed. MR. HENDERSON stated he would be prepared to come back before the Commissioners in 30 days after consulting with his client and staff.

COMMISSIONER TRUESDELL suggested a condition to require safety fencing around the illegal parking lot but, while it is within the Commissioners' discretion to add any conditions they see fit, DEPUTY CITY ATTORNEY LEWIS reminded the Commissioners that other venues of Code enforcement were available.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 30 – SDR-11443

**MINUTES - Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.  
(8:02 – 8:39)

**2-1018**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-11497 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DONIA FAMILY L.P. - Request for a Site Development Plan Review FOR THE CONVERSION OF A 228 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 9.13 acres located at 5400 West Cheyenne Avenue (APN 138-12-401-002), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).**

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Planning Commission – Abeyance request by Baughman & Turner and protest by Karen Diullo

**MOTION:**

**EVANS – Motion to HOLD IN ABEYANCE Item 3 [TMP-11447] and Item 31 [SDR-11497] to the 03/23/2006 Planning Commission Meeting; Item 28 [RQR-11344] and Item 29 [SDR-11390] to the 04/13/2006 Planning Commission Meeting; TABLE Item 33 [SDR-10497]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SDR-10863] and Item 34 [SUP-10815] - UNANIMOUS**

**MINUTES:**

DOUG RANKIN, Planning and Development Department, indicated that the applicant requested to hold in abeyance Item 31 [SDR-11497] in order to address some of staff's concerns, but staff recommended the item be heard.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 31 – SDR-11497

**MINUTES - Continued:**

DAVID TURNER, 1210 Hinsden Street, appeared on behalf of the applicant and explained the request to hold in abeyance was in order to provide the Commissioners with a new site plan that provided more parking. COMMISSIONER GOYNES questioned if this property is deed restricted. MR. TURNER did not have that information, but promised to provide it. MARGO WHEELER, Director of Planning and Development Department, stated staff would support the applicant's request after hearing the applicant's justification.

(6:06 – 6:10)

**1-124**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SDR-10863 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TRIOPOLY, LLC - OWNER: GEORGE A. CROMER TRUST - Request for a Site Development Plan Review FOR A 1,080 SQUARE FOOT COMMERCIAL PARKING STRUCTURE AND A PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILD TO LINE, STREETSCAPE AND ALLEYWAY TREATMENT REQUIRMENTS on 0.32 acres at 625 thru 631 South First Street; and 101 thru 119 Garces Avenue (APN 139-34-311-039), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).**

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – Motion to HOLD IN ABEYANCE Item 3 [TMP-11447] and Item 31 [SDR-11497] to the 03/23/2006 Planning Commission Meeting; Item 28 [RQR-11344] and Item 29 [SDR-11390] to the 04/13/2006 Planning Commission Meeting; TABLE Item 33 [SDR-10497]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SDR-10863] and Item 34 [SUP-10815] – UNANIMOUS**

**MINUTES:**

DOUG RANKIN, Planning and Development Department, indicated that the applicant requested to withdraw without prejudice Item 32 [SDR-10863] as they are still revising their plan and have not made decisions regarding their action at this time.

(6:06 – 6:10)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SDR-10497 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PECOS PARTNERS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 29,800 SQUARE FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 3.02 acres on Owens Avenue, approximately 300 feet west of Pecos Road (APN 139-25-516-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).**

**THE APPLICANT REQUESTS THIS ITEM BE TABLED**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends TABLE

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – Motion to HOLD IN ABEYANCE Item 3 [TMP-11447] and Item 31 [SDR-11497] to the 03/23/2006 Planning Commission Meeting; Item 28 [RQR-11344] and Item 29 [SDR-11390] to the 04/13/2006 Planning Commission Meeting; TABLE Item 33 [SDR-10497]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SDR-10863] and Item 34 [SUP-10815] - UNANIMOUS**

**MINUTES:**

DOUG RANKIN, Planning and Development Department, indicated that the applicant requested to table Item 33 [SDR-10497] as they continue to work with their eastern neighbor and staff supported that request.

(6:06 – 6:10)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SUP-10815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TETON DURANGO 2006, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MINOR at the southwest corner of Durango Drive and Ackerman Avenue (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).**

**THE APPLICANT REQUESTS THIS ITEM BE WITHDRAWN**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>26</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends WITHDRAW

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – Motion to HOLD IN ABEYANCE Item 3 [TMP-11447] and Item 31 [SDR-11497] to the 03/23/2006 Planning Commission Meeting; Item 28 [RQR-11344] and Item 29 [SDR-11390] to the 04/13/2006 Planning Commission Meeting; TABLE Item 33 [SDR-10497]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SDR-10863] and Item 34 [SUP-10815] - UNANIMOUS**

**MINUTES:**

DOUG RANKIN, Planning and Development Department, indicated that the applicant requested to withdraw without prejudice Item 34 [SUP-10815] as a result of the neighborhood meeting where the applicant discovered the use was unacceptable to the neighbors and staff supported that request.

(6:06 – 6:10)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER, AICP ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SDR-10071 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10815 - PUBLIC HEARING - APPLICANT/OWNER: TETON DURANGO 2006, LLC - Request for a Site Development Plan Review FOR A PROPOSED 13,722 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED, AND WAIVERS OF BUILDING PLACEMENT, PERIMETER, AND FOUNDATION LANDSCAPING STANDARDS on 2.18 acres at the southwest corner of Durango Drive and Ackerman Avenue (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).**

**C.C. 04/05/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>25</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DAVENPORT – APPROVED subject to conditions – UNANIMOUS**

**NOTE: COMMISSIONER DUNNAM disclosed that he is the civil engineer on a commercial property to the south and east of this subject property, but did not feel it would influence his vote in any way and would vote on this item.**

**To be heard by the City Council on 04/05/2006**

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 35 – SDR-10071

**MINUTES:**

CHAIRMAN TROWBRIDGE opened the Public Hearing by the reading of the item.

DOUG RANKIN, Planning and Development Department, stated staff is supporting the requested waivers as they are minor in scope and the rest of the development meets the conditions for a site plan review.

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared with the applicant, RICHARD MORENO, agreed with all staff conditions and respectfully requested approval.

COMMISSIONER DUNNAM requested clarification regarding which facilities had been removed and also inquired if the remaining facilities had any limitations on hours of operation. ATTORNEY BROWN confirmed that the tire store application had been removed and at the neighborhood, no concerns or limitation on the hours of operation for the Taco Bell had been suggested.

COMMISSIONER TRUESDELL stated that he had not supported this application in the past, but because the applicant had addressed the queuing issue and no neighbors appeared in opposition, he could support this application.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:39 – 8:43)

**2-2464**

**CONDITIONS:**

Planning and Development

1. The applicant shall comply with the approval and conditions of a Special Use Permit (SUP-10815) for an Auto Repair Garage (Minor) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and landscaping plans date stamped 01/19/06, and building elevations date stamped 10/26/05, except as amended by conditions herein.
4. Waivers to allow a 16-foot rear-yard setback where 20 feet is the minimum rear yard

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 35 – SDR-10071

**CONDITIONS - Continued:**

- setback required, and waivers of building placement, perimeter, and foundation landscaping requirements are hereby approved, to allow a 16-foot rear yard, and to eliminate foundation landscaping requirements, and to allow two of the three buildings (Buildings 1 and 3) to not meet building placement requirements, but to be placed further to the interior of the site.
5. The applicant shall comply with sign code requirements of Title 19 (Zoning Ordinance).
  6. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
  7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
  8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
  9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
  10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
  11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
  12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 35 – SDR-10071

**CONDITIONS - Continued:**

13. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

16. Dedicate, obtain dedication or show proof of existing public right-of-way adjacent to parcel #125-08-806-004 for a total half-street width of 50 feet on Durango Drive, and dedicate 25.5 feet for Ackerman Avenue, a 25-foot radius on the southwest corner of Durango Drive and Ackerman Avenue and an appropriate 201.1 taper on the southeast corner of this site adjacent to Durango Drive prior to the issuance of any permits, or alternatively dedicate on a subdivision map if one is proposed.
17. Construct all incomplete half-street improvements on Durango Drive and Ackerman Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
19. The proposed driveway accessing this site shall be designed, located, and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF MARCH 9, 2006  
Planning and Development Department  
Item 35 – SDR-10071

**CONDITIONS - Continued:**

20. All buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting public streets.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.





**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: MARCH 9, 2006**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

**MINUTES:**

There was no discussion.

**MEETING ADJOURNED AT 8:44 P.M.**

Respectfully submitted:

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YDOLEENA YTURRALDE, DEPUTY CITY CLERK

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CARMEL VIADO, DEPUTY CITY CLERK